

## SUSTAINABLE SITES

**26k** sq ft of building supports **mixed-use functions** (offices, labs, training spaces, gym), maximizing space in a single facility 

**51%** of the total site is vegetated,  
 = to **113k** sq ft, which improves:



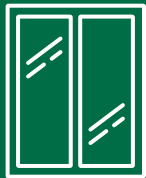
biodiversity  
& wildlife  
habitats



stormwater  
absorption



urban heat  
island  
reduction



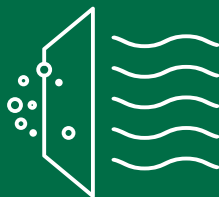
**73%** of the site is open space with outdoor views, enhancing ecological value and occupant well-being

## INDOOR ENVIRONMENTAL QUALITY



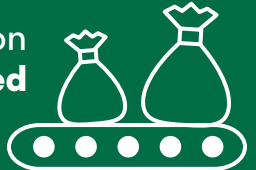
**Real-time CO<sub>2</sub> and VOC monitoring** systems provide continuous air quality optimization

**MERV 13 filtration** reduces airborne contaminants, improving indoor air quality



**Low-VOC materials** across paints, flooring, walls, and ceilings, reducing harmful emissions

## MATERIALS AND RESOURCES

**84%** construction and demolition **waste diverted** from landfills, significantly reducing environmental impact through recycling and reuse 

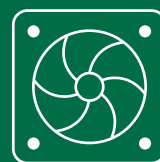
## WATER EFFICIENCY

**40% less** indoor water used than the code baseline via flush/flow and **WaterSense-certified fixtures** that lower operating demand 

**ZERO** landscaping requiring irrigation, eliminating outdoor water use through native/adaptive planting strategies 

## ENERGY AND ATMOSPHERE

**12%** more **energy cost savings** than the code baseline, achieved through efficient:



HVAC  
systems



LED  
lighting



integrated  
design

**75%** of annual energy consumption is offset through the procurement of **renewable Green Power** 